

BOARD OF ZONING APPEALS

CITY OF MILWAUKEE

REGULAR MEETING - September 21, 2000
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1-47, 51-57*)

Members: Henry P. Szymanski (*voting on items 1-57*)
Scott R. Winkler (*voting on item 1-57*)
Catherine M. Doyle (*voting on items 1-57*)
Roy B. Nabors (*voting on items 1-42, 45-57*)

Alt. Board Members: Donald Jackson (*voting on items 43, 44, 48, 49, 50*)

START TIME: 4:35 p.m.

End Time: 10:00 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	23173 Rehearing Request	Repairers of the Breach, Inc. Ms. MacCanon Brown, Exec. Director Request for a rehearing of Case No. 22905.	1331-33 W. Vliet St. 17th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
2	22944 Special Use	Amoco Gasoline Services Makbul Sajan; Lessee Request to occupy the premises as a motor vehicle pumping station and convenience store open 24 hours per day.	3432 W. Silver Spring Dr. 9th Dist.
	Action:	Denied	
	Motion:	Catherine Doyle moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	22808 Special Use	Daniel J. Katz, Property Owner Request to continue occupying the premises as a rooming house for 60 occupants.	2537 N. Farwell Av. 3rd Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the applicant take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel.</p> <p>5. That all areas on site that are used for parking are paved as required by City Ordinance.</p> <p>6. That the applicant establish a twenty-four (24) hour contact phone number and make the number available to the Alderman and area residents.</p> <p>7. That occupancy does not exceed more than fifty-four (54) persons.</p> <p>8. That this Special Use and these Variances are granted for a period of two (2) years, commencing with the date hereof.</p>	
4	23162 Dimensional Variance	Ronald W. Ahnert, Property Owner Request to construct a detached garage on the premises.	5119 W. North Av. 17th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
5	23178 Change of Operator	Northcott Neighborhood House M. Frances Martin; Lessee Request to continue occupying the premises as a day care center for 75 children, from 6 a.m. to 6 p.m.	3711 W. Lisbon Av. 17th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
6	23165 Extension of Time	New Hope Baptist Missionary Church The Rev. Archie Ivy, Pastor; Owner Request for an extension of time request to comply with the conditions of case No. 22851.	2464 W. Atkinson Av. A/K/A 2460 W. Atkinson Ave. 1st Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
7	23086 Special Use	Sprint Spectrum, Lessee Request to construct an 80 ft. monopole transmission tower on the premises.	7550 W. Appleton Av. A/K/A 7550-60 W. Appleton Ave. 2nd Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
8	23169 Dimensional Variance	David Johnson, Property Owner Request to erect a rear yard deck around a swimming pool without the required setback.	7428 N. 87th St. 9th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	23174 Change of Operator	Sloan-Deuherry Inc., Lessee Request to continue occupying the premises as a type 'A' restaurant.	434 S. 2nd St. A/K/A 434-36 S. 2nd St. 12th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
10	23156 Dimensional Variance	Joseph & Patricia Cammarata, Owner Request to construct 3 dormers at the 2nd floor north side and rebuild the existing porch.	2561 S. Delaware Av. 14th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
11	23155 Dimensional Variance	Robert Knabel, Property Owner Request to construct a detached garage on the premises within the side street setback.	325 S. 76th St. 16th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	23143 Special Use	M-7 Group Ed Bolton; Lessee Request to construct a community center on the premises with a gift shop and restaurant.	4700 N. Green Bay Av. 1st Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the available hearing.	
13	23168 Special Use	Julius Burroughs, Lessee Request to occupy the premises as a car wash and detailing facility.	4110 N. Green Bay Av. A/K/A 4100 N. Green Bay Ave. 1st Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage of junk, nuisance vehicles or auto parts. 5. That no storage of vehicles or any activity related to this use occur in the public right of way. 6. That landscaping and screening plans are submitted which meet the intent of s.295-75. The landscape border (270 linear feet) would require 9 trees, and 70 shrubs. 7. That no disabled or unlicensed vehicles or parts are stored outside. 8. That the storefront windows remain as clear glass and are maintained in an attractive manner. 9. That all car washing and drying activities are conducted inside of the building. 10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	23067 Special Use	Voice Stream, Lessee Request to construct a transmission tower on the premises.	3341 W. Hopkins St. 1st Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening plans are submitted which adequately screen the lease area along the east, west and south sides of the site. 5. That documentation is submitted which verifies that the appellant's antenna cannot be accommodated on any nearby tower. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	23181 Special Use	Stepping Stone Learning Center Kenyatta Yamel; Lessee Request to continue occupying the premises as a day care center for 37 children from 6 a.m. to 6 p.m., with the addition of a school which will operate from 8:30 a.m. to 3:30 p.m.	4960 N. 18th St. A/K/A 4959 N. Green Bay Ave. 1st Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the operator obtains an occupancy certificate and complies with all State code requirements for day care centers.</p> <p>5. That this Special Use is granted for a period of time commencing with the date hereof and expiring March 29, 2010.</p>	
16	23063 Special Use	SBA Towers, Inc., Lessee Request to construct an 80 ft. monopole transmission tower on the premises.	7677 W. Appleton Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
17	23064 Use Variance	Voice Stream Wireless, Lessee Request to construct a transmission tower on the premises.	7138 W. Fond du Lac Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	23151 Special Use Granted	McDonald's Corporation, Property Owner Request to continue occupying the premises as a type 'B' restaurant.	7451-55 W. Appleton Av. A/K/A 7426 W. Capitol Dr. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>3. That all previous conditions of case No. 19370 are complied with.</p> <p>4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	23164 Special Use	Timothy M. Hansen Request to occupy the premises as a motor vehicle sales and repair facility.	7704 W. Appleton Av. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That there is no outdoor storage of junk, nuisance vehicles or auto parts.</p> <p>5. That no storage of vehicles or any activity related to this use occur in the public right of way.</p> <p>6. That all previous conditions of case No. 20777 are complied with.</p> <p>7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	
20	23147 Use Variance	Voice Stream Wireless II Corp. Jack A. Melvin; Lessee Request to replace the existing 210 ft. lattice tower with a 210' monopole tower.	8814 W. Lisbon Av. 5th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	23157 Dimensional Variance	Thomas N. Thill, Property Owner Request to construct a new garage on the premises.	2972 N. 91st St. 5th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	
22	23163 Special Use	Ronny and Chrissy Stroli, Lessee Request to occupy the premises as an indoor motor vehicle sales facility.	8829 W. Flagg Av. A/K/A 8835 W. Flagg 5th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

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23	23131 Special Use	Brian J. Bowles, Lessee Request to occupy the premises as a motorcycle sale and service facility.	1012 E. Center St. A/K/A 1010-14 E. Center St. 6th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned from the September 21, 2000 consent agenda at the request of two neighboring property owners and will be rescheduled for the October 12, 2000 public hearing.	
24	23170 Special Use	Lakeside School of Massage Therapy Claude Gagon; Lessee Request to continue occupying a portion of the premises as a massage therapy school.	100-A E. Pleasant St. 6th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	23139 Special Use	McDonald's Corporation Todd Radtke; Property Owner Request to continue occupying the premises as a type 'B' restaurant with a drive through facility.	2520 W. National Av. A/K/A 2520-38 W. National Ave. 8th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of case No. 20374 are complied with. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
26	23148 Special Use	McDonald's Corporation Deb Heiden; Lessee Request to continue to occupy the premises as a type 'B' restaurant with a drive through facility.	5739 W. Silver Spring Dr. A/K/A 5803 W. Silver Spring Dr. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of case No. 19260 are complied with. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	23167 Special Use	Moon's Super Cycle Gregory J. Moon; Prospective Buyer Request to occupy the premises as a motorcycle repair facility.	7928 W. Clinton Av. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That there is no outdoor storage of junk or nuisance vehicles/motorcycles or vehicle parts.</p> <p>5. That all parking areas be paved per City Ordinance.</p> <p>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	
28	23128 Special Use	American Council of the Blind Enterprises James Olsen; Lessee Request to continue occupying the premises as a second hand sales facility.	109 W. Wilbur Av. A/K/A 107 W. Wilbur Ave. 13th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

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29	23149 Special Use	McDonald's Corporation Dean Przybyszewski; Lessee Request to continue occupying the premises as a type 'b' restaurant with a drive through facility.	2612 W. Morgan Av. 13th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of case No. 20613 are complied with. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
30	23175 Special Use	Hertz Corporation Michael A. Sheror; Lessee Request to occupy the premises as a temporary motor vehicle repair facility.	950 W. College Av. A/K/A 6102-04 S. 1st. St. 13th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	23136 Special Use	McDonald's Corp., Property Owner Request to occupy the premises as a type 'B' restaurant with a drive through facility.	617 W. Oklahoma Av. A/K/A 617-33 W. Oklahoma 14th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of case No. 15611 are complied with. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	23142 Use Variance	Colonial Quality Printing John and Donella McAdams; Buyer	2995 S. Howell Av. 14th Dist.
		Request to occupy the premises as a print shop.	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the appellant work with the Department of City Development to restore the storefront windows with vision glass. 5. That the storefront windows are maintained in a neat and orderly manner. 6. That signage not exceed 17.5 square feet. 7. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	23140 Special Use	UNIsite, Inc. ; Lessee Richard, Connor, Riley and Associates Request to construct a 199' ft. monopole transmission tower on the premises.	9062 N. 107th St. 15th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
34	23171 Special Use	State Central Credit Union Chris Wegener; Lessee Request to construct an automatic teller machine(ATM) on the premises to work in conjunction with the Credit Union.	6914 W. Brown Deer Rd. A/K/A 6900-24 W. Brown Deer Rd. 15th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

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35	23092 Use Variance	Maureen Bohorfoush, Prospective Buyer Request to occupy the premises as a deli/coffee shop.	4101 W. Highland Bl. A/K/A 4110 W. Martin Dr. 16th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
36	23141 Use Variance	David Stewart, Property Owner Request to continue occupying the premises as a motor vehicle repair facility.	1823 N. 19th Ln. A/K/A 1821-23 N. 19th Ln. 17th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
37	23085 Special Use	Save The Little Children Christian Day care Myron Patterson and Muriel Patterson Request to occupy the premises as a day care center for 102 children, ages 2 - 12 yrs., from 6 a.m. to 6 p.m.	4828 W. Lisbon Av. 17th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
38	23129 Dimensional Variance	Barbara Ambrose, Property Owner Request to occupy the premises as a Community Living Arrangement (CLA) for no more than four developmentally disabled adults.	5057 N. 65th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	23080 Use Variance	Jack L. Marcus, Property Owner Request to construct a loading dock addition at the Northeast corner of the existing warehouse.	5300 W. Fond du Lac Av. 2nd Dist.
	Action:	Granted 9 yrs.	
	Motion:		
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the outer wall of the loading dock be extended 55 feet to the west and built to a height of at least 14 feet in order to screen the trucks from abutting residences.</p> <p>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	
40	23035 Special Use	Gurmukh Singh, Lessee Request to continue occupying the premises as a gas station, car wash, and convenience store.	6530-46 W. Fond du Lac Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	23135 Special Use	YMCA of Metropolitan Milwaukee Inc. Property Owner Request to occupy a portion of the existing facility as a day care center for 100 children, ages 5 - 12 yrs., until 6 p.m.	510 E. Burleigh St. 3rd Dist.
	Action:	Granted 2 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 1 Nays, 0 Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the operator obtains an occupancy permit and complies with all State requirements for daycares.</p> <p>5. That the appellant is granted an exception from the State of Wisconsin for any outdoor play space deficiencies.</p> <p>6. That the applicant applies for and maintains a loading zone in front of the building.</p> <p>7. That after six (6) months a review of the operation and site inspection is conducted by the Department of Public Works and a report forwarded to the Board office.</p> <p>8. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</p>	
42	23145 Dimensional Variance	National Property Enterprises, Owner Request to establish a 5 unit apartment building without the required parking.	1508 N. Cass St. 3rd Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	23153 Special Use	Wisconsin Center District Bob Seefeld; Property Owner Request to construct an additional access drive into the existing surface parking lot.	400 W. Wisconsin Av. A/K/A Wells to Kilbourn - 4th to 6th St. 4th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the site is used as a parking lot for the general public only when they are attending an event at the Midwest Express Center. 5. That final plans for the sign, as indicated on the site plan, are submitted to and approved by DCD-Planning Administration prior to issuance of any permits. 6. That a revised landscaping and screening plan, which provides for additional landscaping near the proposed parking lot entrance, is submitted to and approved by DCD-Planning Administration prior to issuance of any permits. 7. That the operator complies with all prior conditions of the Board in Case No. 20458. 8. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	22971 Special Use	Felsing Service, Inc. ; Property Owner Ronald Felsing Request to expand and continue occupying the premises as a motor vehicle repair facility.	9128 W. Burleigh St. 5th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 1 Nays, Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage of junk, nuisance vehicles or auto parts. 5. That the parking area along the north side of the site be revised to eliminate the west most stall, which is directly adjacent to a driveway. 6. That no storage of vehicles or any activity related to this use occur in the public right of way. 7. That landscaping and screening plans are submitted which meet the intent of s.295-75. 8. That no disabled or unlicensed vehicles or parts are stored outside. 9. That all repair work is conducted inside of the service bays. 10. That the appellant receives permission from the City Forester for any planting in the public right of way. 11. That the applicant provide security lighting on the East side of the building. 4. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	23146 Special Use	Edgerton Contractors, Inc., Lessee Request to occupy the premises as a concrete crushing and processing plant.	5960 N. 60th St. 9th Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
46	23159 Dimensional Variance	West Hawkins, Property Owner Request to occupy the premises as a Community Living Arrangement CLA (group foster home) for ten children ages 6 to 10 yrs.	4625 W. Mill Rd. 9th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
47	23176 Use Variance	Sudie B. Jones, Property Owner Request to occupy the premises with more than one principal building.	8701 W. Greenwood Tr. 9th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request on an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	23057 Use Variance	Lisbon Loans and Finance Company, Inc. Prospective Buyer	5330 W. Lisbon Av. 7th Dist.
		Request to occupy the premises as a pawn shop.	
	Action:	Granted 10 yrs.	
	Motion:	Craig Zetley recused. Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 1 Nays - R. Nabors	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the building's exterior, facade, yard and front driveway must be maintained in its current fashion. No changes may be made to the building's exterior, facade or grounds without approval from the Department of City Development, Planning Administration section.</p> <p>5. That no merchandise may be stored, displayed or sold outside.</p> <p>6. That all signage must be approved by the Department of City Development Planning Administration Section.</p> <p>7. Signage may not exceed fifty (50) square ft.</p> <p>8. Windows must be maintained in a neat and orderly manner.</p> <p>9. The appellant cannot operate out of his current location at 5423 W. Lisbon Ave. Except for a transitional period of up to 30 days while the business is in the process of moving from 5423 W. Lisbon Ave. to 5330 W. Lisbon Ave.</p> <p>10. That landscaping and screening plans for the parking area are submitted which meet the intent of s. 295-75.</p> <p>11. That there are no exterior banners or signs except those previously approved.</p> <p>12. That all merchandise remains inside the building. No outdoor displays on the building, adjacent to the building or on the public sidewalk.</p> <p>13. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	23117 Dimensional Variance	Calvary Hill Group Home Request to occupy the premises as a Community Based Residential Facility (CBRF) for 8 adolescent residents between 13 - 18 years of age.	3150 N. 35th St. 10th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Craig Zetley recused. Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 1 Nays - R. Nabors	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of five (5) years, commencing with the date hereof.	
50	23118 Special Use	Calvary Hill Temple Jeanetta Perry; Property Owner Request to occupy the premises as a church.	3410 W. Burleigh St. 10th Dist.
	Action:	Craig Zetley recused. Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 S.W. Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
51	23172 Special Use	Henry Sharkey, Property Owner Request to occupy the premises as a day care center for 55 children, ages 6 wks. to 12 yrs., open 24 hours Monday - Friday and closing at 2:00 p.m. on Saturday.	2301-07 W. Capitol Dr. 10th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the security gates are removed for exterior doors.</p> <p>5. That the operator complies with State commercial code for day cares and obtains a certificate of occupancy.</p> <p>6. That the outdoor play area is not utilized after 7:00 P.M.</p> <p>7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</p>	
52	22988 Special Use	Golden Rule Church of God In Christ Corrine Miller; Property Owner Request to occupy the premises as a church.	2432-34 W. Hopkins St. 10th Dist.
	Action:	Adjourned	
	Motion:	Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	23115 Dimensional Variance	Autozone, Inc. Mack Elrod; Prospective Buyer Request to construct and occupy the premises as a retail sales facility for motor vehicle parts.	1802 W. Forest Home Av. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That there is no out door storage of junk, nuisance vehicles or vehicle parts.</p> <p>5. That the appellant continue to work with DCD Planning Administration staff on site plan, elevation, signage, and other design related issues.</p> <p>6. That site illumination must be controlled to prevent glare onto adjacent streets and properties.</p> <p>7. That landscaping and screening plans are upgraded to meet the intent of city code and include an urban edge treatment.</p> <p>8. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
54	23161 Special Use	Milwaukee Health Svc. Systems II Megal Development Corp.; Lessee Request to occupy the premises as a medical service facility.	4800 S. 10th St. A/K/A 4800-10 S. 10th St. 13th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Aye, 0 Nay, 1 Abstain - C. Zetley	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the applicant take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel.</p> <p>5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</p>	
55	23005 Dimensional Variance	True Rock Church of God In Christ Congregation Pastor Earnest Franklin, Jr.; Owner Request to construct and occupy the premises as a church without the total number of parking spaces required by code.	9214 W. Silver Spring Dr. 15th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned pending a new site plan submittal from the applicant and will be rescheduled when plans are received.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
56	23077 Special Use	Teen Challenge- International- Milwaukee, Prospective Buyer Request to occupy the premises as a rooming house for 18 people (16 clients & 2 staff). Action: Granted 5 yrs. Motion: Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	5319 N. 91st St. 5th Dist.
57	23076 Use Variance	Studs Warehouse, Inc., Lessee Request to occupy the 1st fl. of the premises as a adult retail store with an arcade. Action: Denied Motion: Scott Winkler moved to deny the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	221 S. 2nd St. 12th Dist.

Other Business:

The Board set the next meeting for October 12, 2000.

Board member Henry Szymanski moved to adjourn the meeting at 10:00 p.m.. Seconded by Board member Catherine Doyle. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board